

leases, in, and about the said tenements and premises, and in the end of the same terme to leave the same tenantable, at the sight of two reasonable men, to be chosen by the said parties indifferently to view and order the same. (R) And that by the said C. D. his executors, administrators, & assigns, shall, and lawfully during the said terme, pay, or cause to be paid all such money as shall bee due for the winter pasture and mowes due, or to be paid for the said close with the appurtenances called the Intake, and thereof acquite or save harmlesse, or discharge the said C. D. his heires, executors, administrators, and assigns, and everie of them. (S) And the said J. B. &c. doth covenant and grant to, and with the said C. D. &c. that it shall and may from thenceforth for ever be lawfull to, and for the said C. D. his executors and assigns of the said premises at all times hereafter, & from time to time, to have, and take the commodities and use of the water, at, and in a certaine pond in E. aforesaid, commonly called T. pond as well for the watering of his and their cattell and beastes thither to be brought, driven, or lead, which at anye tyme hereafter shall be kept, remaine, or be, in, or upon the said tenements and premises, as also to fetch, take, and carrie the said water, at, or from the pond aforesaid to be used or occupied in anye place upon, or about the said demised tenements and premises by anye tenant or tenants thereof, and also to haue convenient way and free passage from the mansion house of the said tenement, to and from the said pond, for the said C. D. his executors, and assigns, to fetch, lead, and drive all, and all manner of cattell unto the said pond, and to fetch and carrie the said water to be occupied as is abovesaid without anye lawfull let &c. In witnesse whereof &c.

Sec^t 305. A Lease for a yere, and so from yere to yere during the willes of the lessor and lessee.

(A) **T**his Indenture &c. witnesseth, that the said A. B. hath demised &c. to the said C. D. one messuage

leases, in, and about the said tenements and premises, and in the end of the same terme to leave the same tenantable, at the sight of two reasonable men, to be chosen by the said parties indifferently to view and order the same. (R) And that by the said C. D. his executors, administrators, & assigns, shall, and lawfully during the said terme, pay, or cause to be paid all such money as shall bee due for the winter pasture and mowes due, or to be paid for the said close with the appurtenances called the Intake, and thereof acquite or save harmlesse, or discharge the said C. D. his heires, executors, administrators, and assigns, and everie of them. (S) And the said J. B. &c. doth covenant and grant to, and with the said C. D. &c. that it shall and may from thenceforth for ever be lawfull to, and for the said C. D. his executors and assigns of the said premises at all times hereafter, & from time to time, to have, and take the commodities and use of the water, at, and in a certaine pond in E. aforesaid, commonly called T. pond as well for the watering of his and their cattell and beastes thither to be brought, driven, or lead, which at anye tyme hereafter shall be kept, remaine, or be, in, or upon the said tenements and premises, as also to fetch, take, and carrie the said water, at, or from the pond aforesaid to be used or occupied in anye place upon, or about the said demised tenements and premises by anye tenant or tenants thereof, and also to haue convenient way and free passage from the mansion house of the said tenement, to and from the said pond, for the said C. D. his executors, and assigns, to fetch, lead, and drive all, and all manner of cattell unto the said pond, and to fetch and carrie the said water to be occupied as is abovesaid without anye lawfull let &c. In witnesse whereof &c.

Sec^t 305. A Lease for a yere, and so from yere to yere during the willes of the lessor and lessee.

(A) **T**his Indenture &c. witnesseth, that the said A. B. hath demised &c. to the said C. D. one messuage

mesuage &c. (B) To haue and to hold the said mesuage &c. to the said C. D. & his assignes for the terme of one whole yere next ensuing the date hereof, and so from yere to yere at the will and pleasure of the said A. B. and C. D. (B) Yelding to the said A. B. his heires and assignes perely enery yere, that the said C. D. or his assignes shall haue and occupie the said mesuage & premisses by virtue of this present demise x. s. of &c. at the least &c. Here may be added a clause of distresse *nomine paup*, or reentre for the rent, and such couenants as are in other leases, according to the qualitie of the estate.

Sect. 306. ¶ A Lease at the will of the lessor.

(A) THIS Indenture &c. Witnesseth &c. That the said A. B. hath dimised &c. one mesuage &c. To haue and to hold the said mesuage with thappurtenances to the said C. D. from the date hereof, so long as it shall please the said A. B. In witnesse &c. It is needefull to haue couenants that the lessee shall make reparations, and neither do nor permit any wast, because he is not therewith charged by law, but for voluntarie wast. *Littleton Sect. 71. and 83.*

Sect. 307. ¶ An assignement of a Lease for yeres.

(A) THIS Indenture &c. Betwene C. D. &c. and E. F. &c. Witnesseth that whereas A. B. by his deeds Indented sufficient in the law, hath dimised, granted, and to ferme litten vnto the said C. D. one mesuage &c. (reciting the landes in the first lease) To haue and to hold to the said C. D. and his assignes, from the feast of &c. vntill the end of xij. yeresthence next ensuing, as thereby appeareth, reseruing thereby the perely rent of &c. and wyth dyuerse couenants and agreements in the same Indenture conteined: That now the said C. D. for &c. hath giuen, granted, assigned and set ouer to the sayd E. F. his executors, administrators and assignes the said mesuage &c. and all his estate, right, title, interest, terme of yeres and demaundes, of and in the same, and every part thereof, together with the

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said

said dede Indented. To haue and to hold the said mesuage, tenements and premisses and every part thereof with the appurtenances to the said C. J. &c. during all the residue of the said terme &c. (B) It is requisite herein to haue couenants of thassignors part to saue thassignee harmeles of former rents, grants, and charges: That he is owner, in possession, and hath power to graunt, and that thassignee may quietly enioy &c. and to make further assurance &c. And on thassignees part to pay the former rentes, and performe the former couenants &c.

(D) The like grants may be of rents charge, common and other things which lye in grants, *Mutatis mutandis*.

(A) **Y**E now appeareth partly how euery severall estate may be created, wherefore it seemeth very meete, if such estates shall happen to be defeasible, to shew how the same may be made good, which may be done by Confirmation or Release of him which hath a better or longer estate in the thing granted then the tenant thereof hath: For a Confirmation by Littletons mynde, Sect' 522. is nothing else but onely firmum facere, namely to make strong and sure such an estate as before the same confirmation was for some cause voidable, and yet not merely void. Dedes of Confirmation bine made in this manner, or to this effect following: That is to say.

Sect. 309. ¶ A Confirmation in fee.

(A) **N**Ouerint vniuersi per presentes me A.B. ratificasse, approbasse & confirmasse C. D. in plena & pacifica possessione & seisin sua existē, totum statum, possessionem & interesse, que habet de & in vno mesuagio cum pertinentijs in L. &c. (†) To haue and to hold the said mesuage &c. to the said C. D. his heires & assignes for ever &c. (*.) Or the heires of his bodie or otherwise, as his estate is which you would confirme,
with

with such warrantie and couenants as be in other conueyances at the pleasure of the parties.

(*) Also in Confirmations it is not amisse in the premisses of the deede specially to recite the estate of the Tenant which must be confirmed, and also the estate of him that shall confirme, and to expresse the consideration thereof, if any such be.

*A Confirmation of an annuities with a grant
of an other in allowance of Dower.*

(A) Omnibus Christi &c. R. A. de E. filius & hæres R. A. defuncti &c. Sciatis qd' cum idē R. A. pater meus per scriptum suum gerens datum &c. dedisset, concessisset & confirmasset cuidam A. R. quandam annuitatem siue annualem redditum viginti librarū, exeunt de & in toto illo campo suo vocat C. iacent in villa de B. in comitū prædicto. Habendū, percipiendū & leuandū annuatim durante toto termī vitæ eiusdem A. ad festa &c. cum clausula restrictionis pro non solutione eiusdem redditū, prout in eodem scripto inter alia plenius apparet. (B) Et cum postea idem R. A. pater meus duxit in uxorem A. R. prædictā, & durānt sponsal' inter eos, idem R. A. pater obiit, & prædictā A. ipsum superuixit, & iam superstes in plena vita existit, ac prædictā annuali redditū gaudeat & habere debeat. (C) Noueritis ergo me præfat. R. A. filium, tam ratificasse, approbasse, & hoc præsentī scripto meo confirmasse eidem Ag. A. viduæ, totum statum, titulum & interesse eiusdem, de & in prædictā annual' redditū xx. librarum, quā dedit, concessisse, & hoc præsentī scripto meo confirmasse eidem A. quandam aliam annuitatem siue annualem redditū xxx. librarū exeunt tam de & ex prædicto campo vocat C. quā de & in omnibus alijs terris & tenementis meis cum pertiñ in B. præd'. Habendū, gaudendū & percipiendū tam dictā annual' redditū xx. li. quā præd' annuitat' siue annual' redditū xxx. li. per annum præf. R. A. & alsign' suis, DD ij durānt

durante toto terminū vitę natural' eiusdem R. A. ad festa &c. per equales porciones soluend' in plenam & integram allocationem & satisfactionem totius dotis & & iunctur' eiusdem Ag. de, & in omnibus & singulis terris, tenementis, & hereditamentis, tam liberis quam customariis que fuer' predict' R. A. patris mei. (D) Et si contingat præd' annual' redit' xx. li. aut dictum annualem redit' xxx. li. aretro fore in parte vel in toto post aliquod festum festorum in quibus vt premittitur solui debeant, & non solut' per spacium vnus mensis, quod tunc benè licebit præfat' Ag. & assignat' suis, tam in predict' campū vocat' C. quam in omnia & singul' terras, tenementa & cetera hereditamenta mea quecunq; cū ptiñ in B. præd' intrare & distringere, & districtiones ibidem &c. Sciatis insuper qd' ego præfat' R. A. filius nomine seisin' & possession' &c. In cuius rei testimonium &c.

Sect. 310. ¶ A Confirmation by the Ordinarie and Patron of the Parsons Lease.

(A) **T**O all true Christian people to whom this present writing shal come, seene, heard or read, W. J. by the grace of God Bishop of L. and Ordinarie of the Rectorie and Parsonage of S. in the Countie of ec. and R. verie inheritor, owner and patron of the sayd Rectorie and parsonage of S. send græting &c. Know you be the said B. and P. with one assent and consent, at the special & instant desire aswel of one C. as one J. Clerke Parson of S. aforesaid, to haue seene, read, examined and perfectly vnderstand one Indenture of a lease, made by the sayd J. vnto the said C. and to his assignes of the Rectorie and Parsonage of S. aforesaid, & of all manor of tythe, coyne, hay, meadowes, glebe landes, leasures, pastures, tythe, hempe, flaxe, oblations, obventions, and of all other tythes, profits and commodities whatsoeuer they be to the said Rectorie and Parsonage belonging and appertayning in S. aforesaid P. and B. or els where within the sayd countie &c. To haue and to hold the said Rectorie and parsonage, tythes and all other
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the premises with the appurtenances to the said C. and his assigns, from the feast of ec. untill the end and terme of ec. Yelding and paying therfore perely unto the said J. and to his successors and assigns ec. at the feast ec. during all the said terme, and with divers other covenants, grants and agreements in the said Indenture of a lease made betwene the said C. of thone partie, and the said J. on thother partie specified and conteyned, as by the said Indenture bearing date ec. more plainly at large appeareth. (B) Which said Indenture of lease of the said Rectorie and parsonage and all other the premises with thappurtenances to the same Rectorie and parsonage belonging or appertayning, and all and every thing and thinges, covenants, grants and agreements therein contained and specified, was the said J. B. and the said Patron, for his and our heires and successors by these presentes do confirme, ratifie, allow and establish. (C) To have and to hold the said Parsonage, glebe landes, tithes, oblations, obventions and all other the premises, mentioned and conteyned in the said Indenture of lease to the said W. his executors and assigns, from the said feast of ec. unto thend and terme of ec. Yelding and paying unto the said J. and to his successors and to their assigns the said perely rent of ec. at the dayes and feastes in the said Indenture specified and contained, and all other paymentes and covenants in the said lease mentioned. In witnesse whereof ec.

¶ Surrenders.

Sect. 311. ¶ What a Surrender is.

(A) **A** Instrument of Surrender is an instrument testifying with apt wordes that the particuler tenant of landes or tenements for lyfe or yerres doth sufficiently consent and agree, that he which hath the next immediate remainder or reversion thereof shall also have the particuler estate of the same in possession, and that he yeldeth or

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giveth the same bp unto him. (B) For every surrender ought forthwith to give a possession of the thing surrendered, of which be diverse sortes as followeth.

Sect. 312. ¶ A Surrender to him in remainder.

(A) **O**Mnibus Christi fidelibus ad quos præfens scriptum peruenit T. R. de B. salutem. Cum I. K. pater meus per chartam suam feoffamenti dederit & concessit mihi præfato T. unum mesuagium cum suis pertinentijs in villa de B. prædictæ, scituatum inter tenementum R. W. ex parte Australi, & stratū Regium versus Boream. (13) Habend' & tenend' mihi pro termino vitæ meæ, Ita quod post decessum meum, præd' mesuagium cum suis pertinentijs H. R. fratri meo, hæred' & assignatis suis in perpetuum remaneret. (C) Noueritis me prædict' T. concessisse, & sursum reddidisse præf. H. fratri meo totū ius meum & statum quæ habeo pro termino vitæ meæ in prædicto mesuagio cum suis pertinentijs, Habendum & tenendum eidem H. hæredibus & assignatis suis in perpetuum, de capitalibus dominis feodi illius per seruitia &c.

Sect. 313. ¶ A Surrender to him in reuerfion.

(A) **O**Mnibus Christi &c. K. R. de N. vidua, salutem in domino sempiternam. Cum quidam I. R. de N. Mercer, per chartam suam feoffament' gerent' datum &c. dederit mihi præf. K. R. totum illud tenement' &c. Habend' & tenend' dictū tenementum cum suis pertinentijs mihi præf. K. R. pro termino vitæ meæ. Ita qd' post decessum mei ipsius K. præd' tenementum &c. præf. I. R. & hæred' suis reuerteret, prout per dictam chartam patet manifestius. (13) Noueritis me præf. K. R. concessisse, & sursum reddidisse, ac per præfentes concedere & sursum reddere præf. I. R. tenementum prædict' &c. ac totum ius meum & statum quæ habeo pro termino vitæ meæ, de & in eodem tenemento &c. Habend' & tenend' prædict' tenementum &c. præf. I. R. hæred' & assignatis suis, ad solum opus ipsius I. R. & hæredum suorum in
perpe-

perpetuum, de capitalibus dominis feodi illius, per seruitutia inde debet, & de iure consuet per presentes. In cuius rei testimonium &c.

Se& 314. ¶ A Surrender vpon condition by tenant for life, to the end a recovery may be sued against him in reuerſion.

(A) **T**His Indenture made the tenth day of October, in the xv. yere of the Reigne &c. Betwene Sir J. F. and Dame J. his wife, late wife of R. Lord D. deceased on thone partie, And C. D. on the other partie, Witneseth that where the said Sir J. F. and J. his wife as in the right of the said J. his wife do hold for terme of the life of the said J. his wife diuers and sundry landes, tenements and hereditaments in W. F. H. and L. within the Countie of B. and being the late inheritance of the said R. Lord D. the immediate remainder or reversion of all and singuler the said landes and premisses expectant to the said C. D. and to his heires, or to the heires of his bodie lawfully begotten for ever. (B) Now the said Sir J. F. and J. his wife, as well for the consideration in this Indenture mentioned, as also for the perfecting of an estate or conueyance to be had & made in consideration of a Marriage hereafter by Gods grace to be solemnized betwene C. L. and J. D. daughter to the said C. D. haue graunted and surrendered, and by these presents do graunt and surrender vnto the said C. D. & his heires vpon condition hereafter in this Indenture mentioned, all and singuler the said landes, tenements, hereditaments & premisses befoze in this Indenture mentioned, and euery part and parcel thereof, And all such other landes, tenements and hereditaments, as the said J. F. and J. his wife, as in the right of the said J. haue, or of right ought to haue for the terme of the life of the said J. being the late inheritance of the said R. Lord D. hir late husband. And al the state, right, title & interest which they the said J. F. & J. his wife, as in the right of the said D. J. haue or of right ought to haue, in or to the premisses, or any part or parcel thereof.

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(C) To

(C) To haue and to hold the said landes, tenements and premisses, and the state, right, title and interest of the said J. J. and the said J. his wife, in and to the sayd lands, tenements and premisses vnto the said C. D. and his heires, (D) Vpon condition, that if the said C. D. do not well and truly content and pay, or cause to be well and truly contented and paid vnto the said J. J. and J. his wife or their assignes the summe of 1000. li. of sc. vpon the feast day of Saint M. ec. which shalbe ec. 1594. at or in the mansion house of the said J. J. at B. in the said countie of P. That then and from thenceforth this present graunt and surrender to be utterly void and of none effect. And that from & after such default of payment of the said summe of 1000. li. at the time and place aforesaid, it shalbe lawfull to and for the sayd J. J. and J. his wyfe and their assignes, to enter into all the said tenements & premisses, and the same to haue againe, repossesse and enjoy, as in their former estate. (E) And the said C. D. doth couenant and graunt for him, his heires, executors and administrators, and euerie of them, to and wyth the said J. J. and J. his wife, that he shal permit and suffer the said J. J. and J. and their assignes, to take the rentes, issues and profits of the said landes and premisses to their owne vse wythout any account thereof making untill the said feast of Saint Martin ec. which shalbe ec. 1594. if the said J. the wife do so long lyue. In witnesse whereof &c.

Sect. 313. ¶ A Surrender of ij. leases for yeares.

(A) TO all Christian people to whom this present writing shall come, R. A. and J. R. send greeting in our Lord God euerlasting, Whereas by dede indented bearing date ec. made betwene T. W. deceased, and M. then his wife of the one partie, and the said R. A. on the other partie, the said T. W. did demise, graunt & to ferme let to the said R. A. their manor of B. B. with their appurtenances, lying and being in B. in the said countie of ec.

To

To haue and to holde the said mannor, and other the premisses to the said R. A. his executors, &c. from the feast of Saint Michaell &c. then next ensuing, untill the ende and terme of one and twentie yeares then next &c. fully to be complete and ended, as by the said deed indented it dooth plainly appeare. (B) And where also by deed indented, bearing date &c. made betwene the said W. W. and W. S. and the said R. A. &c. the said W. & W. S. did demise, grant, and to farme let vnto the said R. A. all those their woods, vnder woods, lands &c. then lying in the possession of the said W. growing, and being within the Parish of H. A. & S. within the said Countie of K. with all profits and commodities therunto belonging, To haue and to hold the said woods and vnder woods &c. vnto the said R. his executors, and assignes from the feast of &c. next ensuing the date of the last recited deed indented, untill the end and terme of one and twentie yeares then next ensuing. (C) Except, and alwayes reserved vnto the saide W. W. and to their heires all manner of timber trees, and trees like to proue timber trees, of what yeares or growth soeuer they were then growing, in, or vpon the premisses, as by the same deed indented last recited it doth and may appeare &c. (D) The estate and interest of the which said R. A. in diuers landes, tenements, meadows, pastures, and feedings granted by the said first recited deed indented, the said J. K. now hath. (E) Knowe ye now that the said R. A. and J. K. for diuers considerations them mouing, haue giuen, granted, & surrendered, and by these presents do giue, grant, and surrender vnto W. W. and W. S. all their right, estate, interest and terme, and al the right, estate, and terme of either of them, that they, or either of them had, haue, or ought to haue, of, in, or to the said manor of H. A. and other the premisses demised, granted, or letten to farme by the first recited deed indented. (F) Except alwayes, and forpypled to the said R. A. his executors, administrators, and assignes, during the terme of the said last recited deed indented,

indented, all the right, title, interest, estate, and terme, that he the said R. A. now hath, may haue, or ought to haue, in, & to the said woods, vnderwoods, and other the premisses demised vnto the said R. A. by the last recited dede indented to be had and enioyed to the said R. A. his executors, &c. according to the tenor and fourme of the said last recited deed indented. (H) To haue and to hold the said mannoz of H. B. & other the premisses by these presents, granted, and surrendered, with their appurtenances (except before excepted) by these presents vnto the said T. W. and T. S. their heires, and assignes for euer. (I) And the said R. A. and J. R. for them, and either of them, and the executors, & administrators of euerie of them, do couenant and grant, to, and with the said T. W. and T. S. and the heires, executors, or assignes of euerie of them, that the said mannoz of H. and other the premisses by these presents granted and surrendered (Except before excepted) at the time of the making of of these presents, be, and shall be for euer hereafter clearly acquitted and discharged, or other wise saued harmelesse of &c. In witnes &c.

Releases.

Sect 316.

What a Release is.

A Release is an instrument whereby estates, rights, titles, entries, actions, and other things be some times extinguished, sometimes transferred, sometimes abridged, and sometimes enlarged, of which see these examples.

Sect 317. A Release made to the tenant for terme of yeres.

Omibus Christi fidelibus ad quos &c. Cum R. W. de O. teneat de me prefat I. vnum tenentum cum suis pertinentijs quod idem R. inhabitat, in parochia S. M. archangeli ad Pont Borealem Oxon, ex parte Australi hospicii vocat le Crowne, pro termino annoru &c. Noueritis me prefat I. remisisse, relaxasse &c. Ita quod nec ego, nec heredes mei &c. Sed ab omni actione iuris clamei &c. Dat &c. Ann. reg. regis Hen. 7. decimo quarto.

Sect 318

(A) **O**Mnibus &c. T. R. filius & heres C. R. armig' defuncti, salutem in domino sempiternam. Noueritis me per T. remississe, relaxasse, & omnino pro me & heredes meis in perpetuum, quietum clamasse per presentes R. D. archiepiscopi in sua plena & pacifica possessione existere, heredes & assensu suis in perpetuum, totum ius meum, titulum, clameum, demandum & interesse, quod unquam habui, habeo, seu quouismodo in futurum habere poteram, vel poterint heredes mei, de, & in manerio de R. iuxta A. in comitatu K. cum omnibus terris, tenentis, redditibus, seruicijs, pratis, pascuis, boscis, pasturis, una cum omnibus alijs pertinent eidem manerio spectantibus, necnon de, & in omnibus illis terris & tenentis, cum omnibus suis pertinent vocati I. iacentibus & existentibus in parochijs de A. R. & M. in comitatu pd' Que quidem maneria, terrae & tenentiae, ac cetera premissa cum omnibus pertinent quondam fuerunt M. R. aui mei. (B) Ita viz. quod nec ego pd' T. nec heredes mei, nec aliquis alius pro nos, pro nobis, seu nomine nostro aliquod ius, titulum, clameum, demandum, seu interesse, de, aut in pd' manerio de R. cum omnibus terris, tenentis, redditibus, seruicijs, pratis, pascuis, boscis, & pasturis, ac omnibus alijs pertinent eidem manerio spectantibus, aut de, vel in omnibus predictis terris & tenentis cum omnibus suis pertinent vocati I. neque in aliqua parte seu parcella eorundem, de cetero clamare vel vendicare poterimus nec debemus quouismodo in futurum sed ab omni actione iuris, tituli, clamei, demandi, & interesse, in eisdem sumus penitus exclusi in perpetuum per presentes. (C) Et ego vero predictus T. & heredes mei predicti manerium de R. cum omnibus terris, tenementis, redditibus, seruicijs, pratis, pascuis, boscis, & pasturis, cum alijs pertinent eidem manerio spectantibus prefati R. D. heredes & assignati suis contra me & heredes meos ac contra omnes & singulas alias personas siue personas legitime habent & clamum siue exigentem, seu qui in posterum legitimum habebit clamabunt sine exigent premissis. cum pertinent aut aliquam inde parcellam aut aliquid iuris, tituli status interest, seu aliquid aliud, de, in, vel ex premissis

pmisſis cū ptiō, aut de, in, vel ex aliqua inde parcell', de, per, vel sub me pfať. T. R. vel aſſign' meis warrantizabimus & imppetuū defendemus p pſentes. In cuius &c.
Sect. 319. A release of rights or interest in lands.

(A) Omnibus Christi fidelibus ad quos hoc pſens ſcript' vener' A. M. vidua, reliť T. M. nup de S. in comitat' N. defunct', administratrix bonor' & cattallorū que fuer' eiusdem T. tempore mortis ſue, Salutem in domino ſempiternā. Sciatis me pſ. A. pro quadā pec' ſumma, mihi per H. M. de S. pſed' filium meum p manibus ſoluta, & impoſterum ſoluēd', remiſſiſſe, relaxaſſe, & omnino pro me, & hered' meis in perpetuum quietum clamaſſe pſať H. M. in ſua plena, & pacifica poſſeſſione exiſtē, heredibus & aſſignatis ſuis ad ſolum opus & vſum ipſius H. heredū & aſſignatorum ſuorum in perpetuum, totum ius meum, ſtatum, titulū, clameum, vſum, intereſſe, & demand', que vnquā habui, habeo, aut quouimodo in futur' habere potero, aut poterint heredes mei, de, aut in omnib' illis meſuagijs, terris, tenemētis, pratis, paſcujs, paſturis, redit', ſeruicijs, & ceteris hereditamentis quibuſcunq;, que fuer' pſed' T. M. nuper viri mei, iaceñ & exiſtē in S. pſed' ſeu alibi infra comitatum N. aut de aliqua inde parcella. (B) Ita quod nec ego &c. (C) Sciatis inſuper me pfať, A. M. remiſſiſſe, relaxaſſe, & omnino p me, & hered' & executor' meis, in perpetuū quietū clamaſſe per pſentes pſať H. M. heredib' & executorib' ſuis, omnes, & omnimodaſ actiones ſect' querelas debita compota tranſgreſſiones detentiones & demanda quecunq;, que, vel quas verſus ipſum H. vnquam habui, habeo, ſeu quouimodo in futurum habere potero virtute adminiſtrať pſdict', ſiue aliť quocunq; modo, ab origine mundi, vſque in diem cōfectionis pſentium. In cuius rei &c.

Sect. 320. A release made of tenements with a clause of warrantie.

(A) Omnib' Christi fidelib', ad quos hoc pſens ſcript' peruene-

peruenerit I. L. de Oxon salutem in Domino sempiternam. Cū C. F. de N. habuerit & perquisiuerit de me p^{re}sentem. I. unum tenentum situat & iacens in N. in parochia beate Marię virginis, in alto vic^o seu platea, inter tenementum W. E. ex parte orientalⁱ & tenentum P. C. ex parte occidentalⁱ, cuius unum quidem caput abbuttat super vicum p^{re}dictum versus Austr^{um}, & alter caput abbuttat super pomerium siue gardenum G. S. versus Boream, quod tenentum cum pertinet idem C. modo tenet & inhabitat ibid. Habendum & tenendum eid^{em} C. her^{ed}i & assign^{is} suis in perpetuum, prout per chartam feoffamenti per me eidem C. inde confect^{am} cuius dat^{um} est &c. plenius apparet. (15) Noueritis me p^{re}dictum I. remisisse, relaxasse, & omnino pro me & heredibus meis in perpetuum quietum clamasse p^{re}dictum C. hered^{em} & assign^{is} suis, totum ius meum, clameum, &c. quod unquam habui, habeo, seu quouis modo habere potero in futurum in p^{re}dicto tenent^o cū suis p^{er}tⁱⁿe &c. (16) Ita viz. (17) Et ego p^{re}dictum I. & her^{ed}i mei p^{re}dictum tenentum cū omnib^{us} suis pertine^{nti} p^{re}dicto C. heredibus & assignatis suis contra omnes gentes warrantizabimus, & in perpetuum defendemus per presentes. In cuius rei &c.

Sec^o 321. A release by themorgage.

(A) O M nib^{us} christi fidelibus ad quos p^{re}sens &c. Noueritis me p^{re}sentem &c. p^{re}sentes remisisse, relaxasse &c. R. W. de O. heredibus & assign^{is} suis in perpetuum, totum ius meum, & clameum q^{uod} unquam habui, habeo, seu quouis modo &c. in vno tenemento in O. cū suis p^{er}tⁱⁿe q^{uod} nuper habui ex dono & feoffamento p^{re}dicti R. in villa de O. p^{re}dicta situatū in parochia s. Cedde inter tenentū H. D. ex parte boreali, & abbuttat super viā regiam versus orientem per modum morgagij pro xx. li. sterlingorum, & quas mihi iam soluit & satisfecit, quod quidē tenentum cum suis pertinet idem R. W. in sua plena possessione iam habet. Ita videlicet q^{uod} nec ego, nec hered^{em} mei &c. sed ab omni &c. In cuius &c.

Sect 322, omni modo de release of all actions.

Nouerint vniuersi per presentes me &c. remisisse, relaxasse, & omnino p me & her meis imperpetuum quiet clamasse I. H. de B. &c. omnes & omnimodas actiones tā reales quā personales secū querel' debīt excē transgr & demand' quas vel quā vnquam habui, habeo seu in futur' quouis modo habere potero versus pd' I. H. ratione aut causa quacūq; ab origine mundi vsq; in diē confectionis presentium. In cuius rei &c.

Sect 323. A Release upon condition of lands.

(A) **H**ec Indentura &c. inter A. B. de &c. ex vna parte & C. D. ex altera parte, Testat qd' cū pd' A. feoffauit R. de &c. de, & in tot' ill' mes. &c. voc' &c. Habēd' & tenend' tenēta pd' cū pertīn' eidē R. her' & ass. imppetuū ad opus & vsū dicti A. B. p & dur' vita sua natur' absq; impetitione alicui' vassū, & post decessū pf. A. B. tūc ad opus & vsū pf. C. D. & her' mascul' de corpore suo legitim' pcr' & pcr. Et p defect' talis exit' de corpore pd' C. D. legitim' pcr' tūc ad opus & vsū T. W. & her' masc' &c. Et p &c. tunc &c. hered' de corpore dicti C. D. legitime procr' & procr'. Et pro defectu &c. tunc &c. rectorum hered' dicti A. B. imperpetuum de capīt' &c. prout per quodam script' indentat' gerens dat' xxvi. Augusti. Anno xxxj. dictā dominā Regīnā nunc, & irrotulat' in Cancellariā dictā dominā Regīnā plene liquet. (B) Quod nunc prefat' A. B. in consideratione C. marcat' &c. p prefat' C. ante deliberationem presentium in manu solut, remisit, relaxauit, confirmauit, & quiet' clam', & per presentes, de, & pro se & hered' suis remittit, relaxat, confirmat, & quiet' clam' prefat' C. D. & hered' mascul' de corpore pd' C. D. junioris legitime procr' & procr' totum ius, stat', titul', vsū, ingr', interesse, clameū, & demanda sua quacunque quē vnquam habuit habet seu quouis modo in futur' habere poterit, de, & in tenementis pred' cum ptiū, & in qualibet inde parcella. (C) Habēd', & tenend' tenementa pred' cum pertīn' prefat' C. D. & hered'

red' masculis de corpore suo legitim' proci & proci. Et pro defectu talis exit de corpore predicti C. D. legitim' me proci tunc pfa' T. W. & hered' masc' de corpore suo legitime proci & proci. Et p & c. tunc heredib' de corpore dicti C. D. legitim' pcr & pcr. Et p & c. tunc rectis hered' dicti C. D. iunior' imperpetuū spectant. (D) Ad solum opus & vsum pfa' C. D. & hered' mascul' de corpore suo legitim' pcr & pcr. Et pro defectu talis exit de corpore pd' C. D. legitime pcr tunc ad opus & vsum dicti T. W. & her' masc' de & c. Et p & c. her' de corpore dicti C. D. legit' pcr & pcr. Et p & c. tunc & c. rector' hered' dicti C. D. imperpetuū. Et ad nulla alia vsum intētionē siue proposuit. (E) Et pdictus A. B. concess. p se & her' suis qd' ipsi pd' tenemēta cum ptiā pfa' C. D. iuniori & her' masculis de corpore suo legitime pcr. & pcr remanēr inde pfa' T. W. & hered' masculis de corpore suo legitim' pcr & pcr in forma pd' spectant cōtra omnes homines war' & imperpet' defendent p p'sentes. (F) Provisū semp qd' si p. A. B. exec', vel adm' sui soluat seu solui fecer' p. C. D. her', exec', vel adm' suis xx. marcas legal' & c. j. die & c. in nūc domo & c. Qd' tūc & deinceps p'sens script' vac' erit nulliusque effect' in lege. In cuius rei & c.

Sect. 324. A release made by the feoffees to one of them.

(A) **O**mnib' Christi fidelib' ad quos p'sens script' pervenerit R. N. & S. T. salutē in Domino sempiternam. Nouēr nos prefatos N. & S. per p'sentes remisisse, relaxasse, & omnino pro nobis & heredibus nostris in perpetuum quietum clamasse I. S. de O. her' & assignat' suis, tot' ius nostrū & clameum q' vnquā habuimus, habemus, seu quouismodo in fut' haberi poterimus, aut aliquis nostrū habet, seu habere potēr, in oībus illis ter' & ten'is q' nuper habuimus simul cū pd' I. in villa & in capis de I. in com' Oxon. ex cōcess. & feoffamēt' dñi I. B. capellani, & N. D. de I. pd' in quorum quidem terris & tenementis idem I. S. iam existit in plena possess. Ita viz. quod nec nos p'raf. & c. In cuius rei & c.

Sect. 325.

¶ A Release according to an award.

(A) **O**mnibus &c. A.B. & C.D. salutem. Sciatis quod cum diuersæ lites motæ fuerunt inter nos præfat. A.B. & C.D. ex parte vna, & quendam T.F. ex parte altera, de & super ius, titulum, interesse & possess. omnium & singulorum mesuagiorum &c. quæ fuerunt in tenura & possessione E.F. super quæ nos præf. A.B. & C.D. ad specialem instantiam & requisitionem amicorum nostrorum compromiss. & ex vnanimi assensu nro submis. nos ipsos in arbitrium, ordinationem & iudicium quorundem E.G. & W.F. armig. tam de & super iure, & titulo dictorum mesuag. &c. quam de & super omnib. actionibus personalibus & realibus ante hæc inter nos motis & habitis super præmissis seu eorū aliquam parcelam concernent seu tangent. Sciatis nos præf. A.B. & C.D. in complement. cuiusdā arbitrij, ordinationis seu iudic. prædict. per præf. arbitrat. ante datum præsentium ex communi assensu nostro fact., & in script. indent. nobis tradit. prout tenemur, remisisse, relaxasse &c. *ut supra.*

Sect. 326.

¶ A Release of Amerciaments.

(A) **B**e it known unto all men &c. That J.C. L. of &c. farmer of the profits of the Court of the manor of K. in &c. haue remised, released and quite claimed, and by these presents do remise &c. unto W.D. of K. in &c. all and all manner of fines, forfeitures and amerciaments asffered upon the said W.D. at any Courts, lites, or court barons of the manor of K. aforesaid, holden within the said manor at any time or times before the date hereof. In witness whereof &c.

Sect. 327.

¶ A Release of the Peace.

(A) **M**emorandum quod tertio die Nouembris, anno Regni domini nostræ Elizab. decimo tertio &c. venit coram me W.M. apud G. in com. prædict. vno Iustic. dictæ dominæ Regine ad pacem conseruand. in com. prædict. I.C. & pacem quam habet versus I.C. in com. præd. penitus remisit & relaxauit &c. *ut supra.*

Sect.

Sect. 328.

¶ A Release generally.

(A) **N**Ouerint vniuersi per presentes me V.B. Militem,
remisisse, relaxasse, & omnino pro me, hered',
executoribus & assignatis meis imperpetuū quiet clam
T.H. &c. omnes & omnimodas actiones, transgressio-
nes, sectas, querelas, debīt, debāt, executiones & demā
quecūq;, que habeo, habui, seu quouismodo in futurum
habere potero ab origine mundi vsq; datū presentium.
In cuius &c.

¶ Acquitances.

Sect. 329.

¶ What an Acquittance is.

(A) **A**quitances are Instruments testifying that some
person is acquitted or discharged of some debt or
other thing, and are made in forme following.

Sect. 330.

¶ A quitance for the redemption of
landes mortgaged.

(A) **B**E is knowen to all men by these presents, that J. J.
L. of London Gentleman, haue receiued and had
this present day at the Font stone in the Cathedrall church
of S. Paul in London, betwene the howers of one & iij.
of the clocke at after none of the same day, of W. G. of S.
in the countie of Essex yeoman xl. li. sterling for the redemp-
tion and in full satisfaction of all & singular those lands and
tenements with the appurtenances, in the parish of S. and
P. in the sayd countie of Essex called P. and P. conteyned
and specified in a paire of Indentures of covenant, bearing
date the xvj. day of January in the xxx. yere &c. made be-
twene the said W. G. on the one partie, & me the said J. L.
on the other partie, of, for, and concerning the bargaine and
sale of all and singular the said lands & tenements condicio-
nally, as by the same Indentures thereof made more at
large doth appeare, Of which xl. li. in ful payment & conten-
tation as is aboue said receiued, I the said J. L. acknow-
ledge my selfe well and truly contented, satisfied and paid,
CCJ and